

December 2025

Core Industrial Realty is pleased to announce 100% occupancy at 2200 Sullivan Road in Aurora, Illinois. This 356,000 SF state-of-the-art building owned by Ares Management is now fully leased with the recent completion of a 96,000 SF new lease. Core Industrial Realty Brokers Noel Liston and Nick Krejci were exclusive leasing agents for Ares.



Core Industrial Realty is grateful to have been the catalyst for this development with the sale of a vacant landsite to Panattoni Development who developed the 356,000 SF building on a speculative basis. After completing two long-term leases on behalf of developer Panattoni, Core Industrial Realty sold the building when it was 73% leased to Ares Management. Retained by Ares to lease the remaining vacancy, Core Industrial Realty was successful with the lease up of the last unit.

Core Industrial Realty would like to thank Panattoni for their vision and foresight in the purchase and development of the landsite. We also thank Ares Management for their expertise in acquiring the asset while partially leased and we thank Ares for their confidence and trust in Core to bring the building to 100% occupancy. We are grateful to have been associated with this project from start to finish.